Certificates — 3 orders prepared

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Fictional document

Fictional document — demonstration example

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Property	Certificate	Validity	First viewing after validity	Assessor lead time	Order before
House, rue des Lilas	Energy	**Expired**	—	8 to 10 days	**Immediately**
3-room, av. Aubel	Energy	**Expired**	—	8 to 10 days	**Immediately**
Studio, rue Gambetta	Energy	04/09/2026	**09/09/2026**	8 to 10 days	**Today**

The third property is valid today and it is the one that governs. A trigger set on the expiry date would have flagged it on 20/08 — too late to hold the viewing of 09/09 with a valid document.

The proposed setting

Conventional trigger	Proposed trigger
15 days before the certificate expires	**15 days before the first viewing that would fall after its validity**
Flags 2 properties of 34	**Flags 5 properties of 34**

The three extra properties are not false positives: they are certificates still valid today, with a booked viewing falling after their term. That is exactly the case the conventional trigger lets through.

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